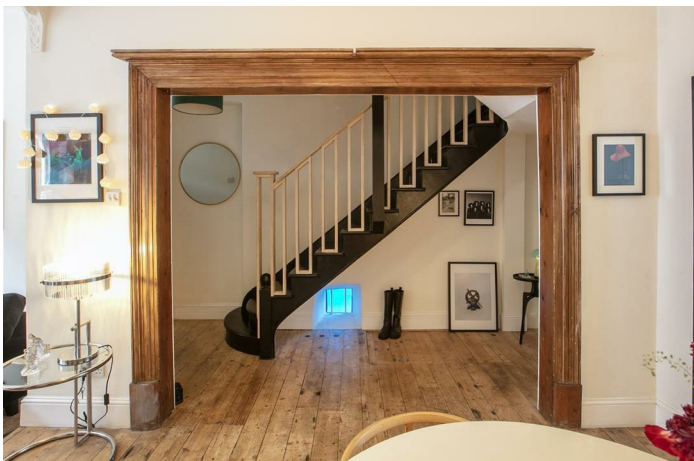


GAUTREY ROAD, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £1,000,000

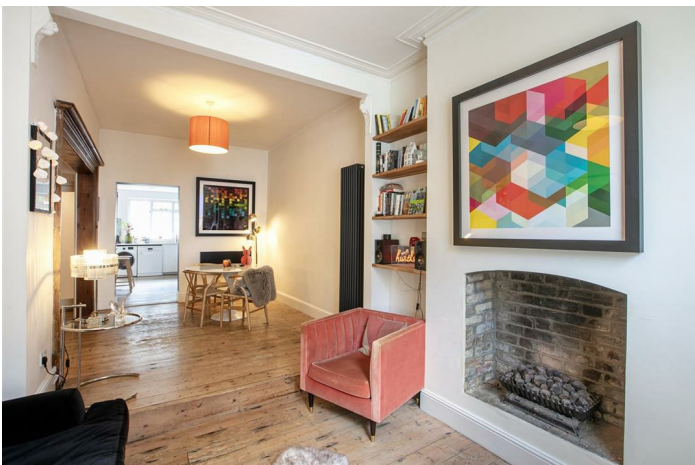


SPEC

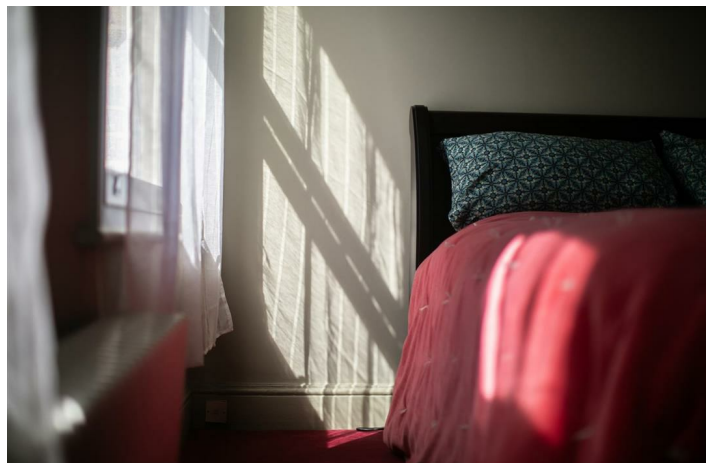
Bedrooms : 4
Receptions : 1
Bathrooms : 2

FEATURES

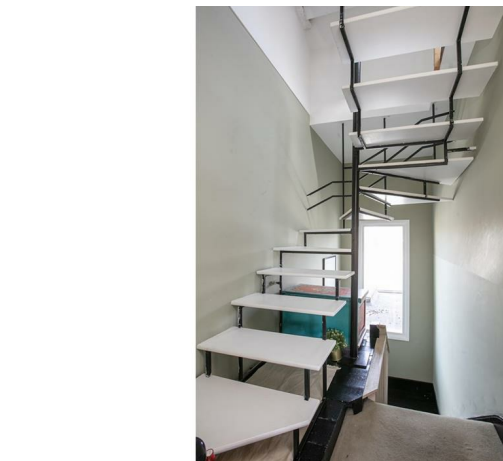
1771 Square Feet (£650 / sqft)
Three Stories Plus Loft Room
Terrace & Garden
Bathroom & Wet Room
Storage Cellar
Stylish Decor Throughout



GAUTREY ROAD SE15
FREEHOLD



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FREEHOLD



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FREEHOLD

GAUTREY ROAD SE15
FREEHOLD

**Wooster
& Stock**

GUIDE PRICE: £1,000,000 to £1,150,000.

Elegant Four Bedroom Period Home with Garden, Terrace and Loft Room. CHAIN FREE.

This delightful four bedroom period home is simply brimming full of tastefully decadent touches. Attractions include a bespoke staircase, period cornicing and an upper, rear terrace which peers over your pretty garden. The accommodation comprises a large open-plan reception, fully stocked kitchen/diner, four gorgeous double bedrooms, large family bathroom, slick wetroom (with Fired Earth tiling) and a fab, bright loft room - ripe for any amount of uses. Picture-perfect styling includes expertly chosen Farrow and Ball wall tones, plush carpeting and some exquisite fixtures and fittings.

Location-needs are satisfied too - one can easily picture strolling through the much-loved 'Nunhead Village,' where you'll find a wonderful wet-fish shop, delicious deli, gastro pub and bakery and a ten minute stroll of the amenities and eateries of Queens Road. Transport is so convenient with Nunhead station just a 12 minute walk away for regular swift services to London Bridge, St Pancras and Victoria! You can be strolling along the Thames door to door in less than 15 minutes. Queens Road Peckham station is even closer - less than 10 minutes walk for further swift services to central London and beyond!

The flat-fronted exterior stands handsomely next to similarly attractive period properties. An arched recessed portico opens to your entrance hall where tall ceilings, school house radiators and some tasteful accented recessed walls supply depth. Dead ahead is your glorious staircase which has two elegantly curved lower steps. Jet black treads and risers contrast bespoke vertical wooden balustrades beautifully. The space underneath the staircase has been opened - it's great for shoes, art and perhaps some mood lighting. From here your super-impressive living area is announced through a double-width solid wooden arch. The space flows naturally to a double length, split naturally with one wide step. This offers distinction between lounging and formal dining areas.

The front of the space enjoys a magnificent raised open-hearth, integrated shelving and a boastful front aspect sash window with fantastic views of the period temple opposite. Adjoining the dining area you find an L-shaped kitchen/diner which faces, through pretty casement windows, to your courtyard garden. There's space for all the white goods and a Chefmaster range will insist you cook up a storm. There's tonnes of counter space - easily enough for all your dicing and slicing and also breakfast bar-style dining. Tall seamless storage precedes the entrance to the rear garden which has mature greenery and a funky industrial staircase leading upward to your terrace.

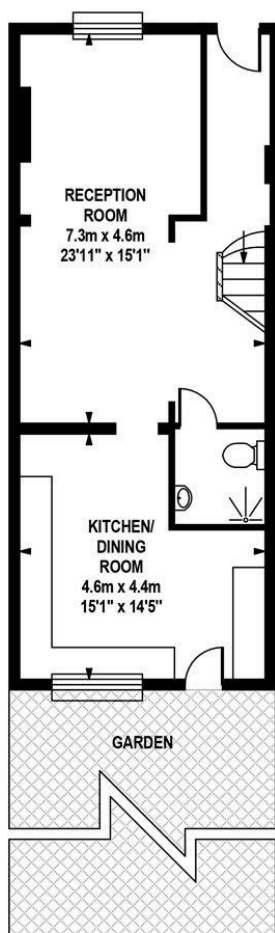
Back inside, you'll find a well-stocked wet room tucked under the stairs. It's clad in sublime Fired Earth tiling and has a handy wc too. The partially tanked storage cellar is accessed from a hatch, also under the stairs. It hides a million sins! Heading upward to the first return you meet a beautifully augmented, dual aspect family bathroom where inset wooden steps rise gracefully to an extra deep free standing bath. It's the perfect pamper parlour! The first floor landing supplies more dulcet Farrow and Ball wall tones set beautifully against those jet black painted timber floors. The stairwell continues its charming ascent. A front-facing master bedroom has two gently arched sash windows and more divine views of the pretty period building opposite. Plush red carpeting exudes luxury and panache and there's some simple original cornicing overhead. Bedroom two is a neat double which is currently arranged as a large study. It's got more deep pile carpeting in a smoochy quid-ink shade. Access is also offered from here to the terrace which in-turn wraps downward to the garden. Heading upward again you'll be struck by an emerging double-height landing which is lit beautifully by a tall picture window. Bedrooms three and four follow the same appointment as the first floor. Both are bright, airy and pleasant. Funky curving stairs, with open risers, ascends politely from the upper landing to a large bright loft room with eave storage. It offers a handy hideaway for guests, sullen teenagers or penning your tell-all memoirs.

Nunhead boasts some lovely eateries and the Old Nun's Head does a lovely craft pint and more tasty fayre. They have regular events and themed evenings too. A book shop, butcher, grocers, deli, baker, beer shop, Vermouth bar (!), pretty library, crafts store, bike shop and fishmonger will save you the bother of leaving the locale too. Peckham Cellars, Beer Rebellion and Peckham Bazaar are all within an easy 10 minute stroll of the house for yet more socialising. Kudu, Little Kudu and Kudu Grill are hugely popular and within comfortable walking distance. Camberwell is also easily reached and plays host, amongst endless others fantastic boozers, to the recently Michelin-starred Kerfield Arms. Then you have the mouth watering Farmer's Market on Sunday mornings in Peckham's town square, and the award-winning library, multiplex cinema, Pulse Healthy Living Centre - all within 15 minutes walk. In the other direction is Nunhead Nature Reserve and cemetery, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's.

Tenure: Freehold

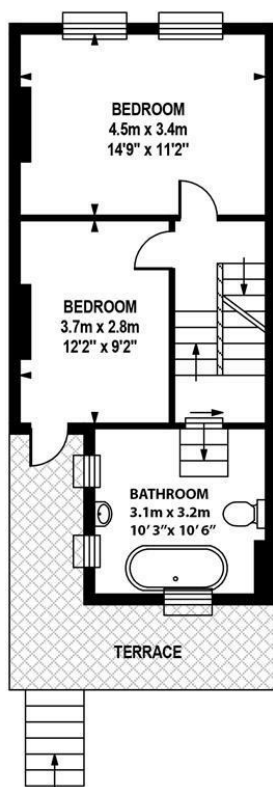
Council Tax Band: E

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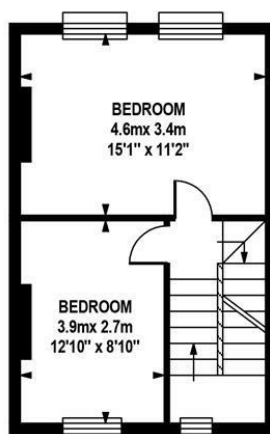
GROUND FLOOR

Approximate Internal Area :-
55.93 sq m / 602 sq ft



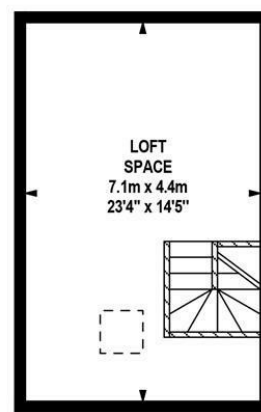
FIRST FLOOR

Approximate Internal Area :-
43.85 sq m / 472 sq ft



SECOND FLOOR

Approximate Internal Area :-
33.54 sq m / 361 sq ft



THIRD FLOOR


Approximate Internal Area :-
31.21 sq m / 336 sq ft




TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 164.53 sq m / 1771 sq ft
Measurements for guidance only / not to scale

GAUTREY ROAD SE15
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

